MINUTES OF REGULAR AND ANNUAL BOARD MEETINGS  
HOUSING AUTHORITY OF THE CITY OF DURHAM  
330 East Main Street Durham, North Carolina 27701  
March 22, 2017

AGENDA ITEM I  
Call to Order

The meeting was called to order by the Chair, Daniel C. Hudgins.

Present:
Daniel C. Hudgins, Chair  
George K. Quick, Vice Chair  
Robert “Bo” Glenn  
Barbara F. Lofton  
Thomas M. Niemann  
Gloria M. Nottingham  
Steve Schewel  
Larry D. Yon, II

Absent:
None

Staff Present:
Anthony Scott, CEO  
Jonathan Blum  
Elvert Dorsey  
Charles Lyon  
Tammy Jahnke  
Sabrina Sinegal  
Meredith J. Daye  
Lorraine Erhumwunsee  
Denita Johnson  
Pamela Davis  
Zelda Everson

Also Present:
Eric Pristell, Attorney, The Banks Law Firm, P.A.  
Ted Edwards, Attorney, The Banks Law Firm, P.A.

A quorum was present and the Regular Meeting was called into session at 5:36 p.m.

AGENDA ITEM II  
Public Hearing(s)

ACTION 1: General Comments from the Public

1. Debra Chapman -- a former Section 8 participant of Durham Housing Authority had three children when she was in the program. Ms. Chapman stated that due to the violent behavior of her son, she was asked to leave her home for her own protection. It is now three (3) years later, Ms. Chapman is homeless and has been on disability for 20 years. Ms. Chapman believes that she should be able to get her voucher back since she left under the Domestic Violence law. She has applied four (4) times to Section 8 and attended orientation 3 times (last being November 13, 2016). As of this date, she still does not have a voucher.

The Chair stated that he clearly understood that Ms. Chapman had some real struggles with the housing authority although he could not speak on the specifics.
was confirmed by city hall this would be an annual event.

The Chair confirmed that theKnowing thes

AGENDA ITEM A - Presentation

REGULAR BOARD MEETING (5:45 p.m. continuing)

Approved unanimously:

Motion: Commissioner Green, Seconded: Commissioner Quick:

- Assistant Secretary, CEO will designate
- Secretary, Attorney General
- Vice Chair, George K. Quick
- Chair, Daniel C. Hughes
- Existing offices and positions were approved

A motion was made by Commissioner Hughes to vote on the existing slate. The vote was passed by the Board, 5:45 p.m. A group was established. At this meeting, the existing slate of officers were

CHAIRMAN Daniel C. Hughes called the Annual Meeting in order at approximately

ANNUAL BOARD MEETING

Approved unanimously:

Motion: Commissioner Quick, Seconded: Commissioner Rollingham:

Approval of Minutes of Board of Commissioners Regular Meeting Held on February 22, 2017

AGENDA ITEM I - Board Action

There were no changes to the Agenda.

AGENDA ITEM II

There were no additional requests made during the Public Hearing Period.

Johnson would contact her the next day to help her with housing.
1. **CEO Report was provided by Anthony Scott**
   - **Introduced new Chief Financial Officer:** Ms. Barbara Newman – brings experience from both the private and governmental sector. She has a near 20 year career in financial arena. Ms. Newman has a proven ability to successfully complete projects on time and on budget. She is a graduate of Robert Moore University – received Bachelor Degree in Accounting and Masters in Governmental Accounting from Rutgers University. Ms. Newman spent the last 11 years in the Pittsburg Housing Authority.

   - **Miracle League Video** – Mr. Scott shared a 4 minute video and advised that this was an exciting opportunity that DHA would be participating *(baseball for children with special needs)*. Durham in partnership with DHA would have an opportunity to build a Miracle League field. Additionally he field would be used all year round by our residents. The actual games would occur on Saturday mornings. DHA residents would have full use of the baseball field when not in use for baseball games.

   There was additional discussion regarding the pros and cons of proceeding with this initiative. Mr. Scott confirmed that this proposal will be brought before the board for board development committee.

   - **HUD Update** –
     Over the last three (3) days HUD had been conducting a review of the housing authority. We had an exit interview – provided an assessment of the housing authority. HUD advised that overall we were much improved over where we had been. There will be a formal report forthcoming. Overall, HUD was pleased with progress the housing authority is making.

2. **Public Housing**
   Ms. Pamela Davis, Senior Property Manager
   Presented on the following:

   **Tenants Accounts Receivable:** There has been a significant drop in all of the properties. They are now employing a system where staff is sending out a letter to all tenants who we have been identified as being chronically late. Staff will bring them in for counseling to determine if there are barriers and determine what resources can be provided so that the affected residents can begin paying their rent on time. This will begin in April.

   Ms. Davis received an inquiry about the 86% of the residents being late. Ms. Davis had a meeting with the managers and assistant managers to solidify the best course of action. Ms. Davis will keep the board updated on the progress of the meetings with residents.

   Mr. Scott added that DHA will look to root causes to determine if the issue of late payments is caused by a lack of caring or if there are other issues going on that we might be able to direct them to get other assistance – like issues in their household or if they are just unwilling to pay their rent on time. DHA will look to increase enforcement of the lease.

   Ms. Davis also received an inquiry regarding increasing the late fee from $15 to $25. Ms. Davis said this has been discussed, and that it will be resurfaced. **Occupancy Report:** Moving in the right direction – moving slowly trying to determine how to assemble our teams. With limited staff lease ups and re-certifications are underway simultaneously.

   **Work order Numbers:** Ms. Davis is working with the in-house IT department, Dynamic Quest. Although she is comfortable with the report from TenMast, she reiterated that the numbers are not 100% reliable. Ms. Davis has met with IT regarding these discrepancies.
A motion was made to approve the preliminary minutes.

The minutes from the previous meeting were approved for inclusion in the final meeting.

The Development Committee discussed the need for additional funds to support the projects proposed for the school. The committee recommended an increase in the amount of funds available for these projects.

AGENDA ITEMS

1. General Business Action Items

There were no additional business items.

2. Issue with F.R.I.D. and H.P.E.

The current fiscal year's budget will be discussed in more detail at a future meeting. The committee members will address this issue at the next meeting.

3. H.P.E. Assurances Program

The program was reviewed and discussed in detail. The committee approved the program as presented.

4. Number of Families Receiving Housing

The number of families receiving housing was discussed and approved.

5. HCP Board Report

The report was reviewed and approved by the committee members.

6. Comments and Questions

Members of the committee addressed any comments and questions they had.
Motion: Commissioner Glenn; Seconded: Commissioner Lofton; Approved: Unanimously

Since the Development Committee approved the January minutes, recommendation was made for the Board to approve them.

A motion was made to approve the January minutes.

Motion: Commissioner Quick; Seconded: Commissioner Nottingham; Approved: Unanimously

Regarding the March committee discussion, Commissioner Quick asked about the results of the HUD M&F line of credit commitment letter. Director of Development, Meredith J. Daye, responded that HUD asked for clarity on the manner in which reserves for Edgemont Elms were tracked and if the market rate reserves and the ACC reserves were held in different accounts.

There was additional discussion regarding this topic which staff responded.

The Board of Commissioners did not have any additional questions for Director of Development, Meredith J. Daye.

Finance Committee Report
- There was none.

Resident Services Committee Report
- Minutes of the Resident Services Committee held in March were submitted for informational purposes only.

There were no additional questions for members of the committee

Miscellaneous
- Adding Fourth Standing Committee: Commissioner Hudgins announced the formation of an Operations Committee based on the recommendation of the CEO. The Operations Committee will provide board oversight of the public housing, Housing Choice Voucher Program, Safety and Security, and legal matters. The Chair had asked Commissioner Glenn to chair the committee. All board members are encouraged to come. Since these are public meetings, the public can attend these meetings.

AGENDA ITEM VIII

The Chair introduced the following resolutions:

RESOLUTION NO. 3471

Resolution Authorizing the Write-Off of Conventional Housing Collection Losses for the Period Beginning January 1, 2017 and Ending January 31, 2017

WHEREAS, the Housing Authority of the City of Durham has determined that it has exerted all efforts to collect monies owed from former residents; and

WHEREAS, the property management staff has notified each former resident of the amount owed; and

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require a housing authority to write off any and all monies owed that cannot be collected.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Durham approves the write-off of rents, utilities, repair
WHEREAS, the Dunham Bulls needs additional game-day parking for the 2017 baseball season; and

WHEREAS, Capitol Broadcasting Company ("Capitol Broadcasting") is the owner of the Dunham mills baseball club, Inc. ("the Dunham Bulls");

WHEREAS, a portion of 1.552 acres, and 1.065 acres of 11er Avenue (1.317 acres) and the portion of 11er Avenue south of 807 South Duke Street and the portion of 11er Avenue west of the Dunham Mills parking lot aforesaid ("the Dunham Mills portion of 11er Avenue") is now excessed, and the portion of 11er Avenue north of 807 South Duke Street (0.245 acres) and the portion of 11er Avenue south of 807 South Duke Street (0.245 acres) and the portion of 11er Avenue west of the Dunham Mills parking lot aforesaid ("the Dunham Mills excessed portion of 11er Avenue") are now excessed; and

WHEREAS, the Development Authority of the City of Durham ("DHA") is the owner of 11er Avenue, and

RESOLUTION NO. 343

Resolution Approving Short-Term Lease of Land to the Dunham Bulls (11er Avenue)

RESOLUTION NO. 343

After review, discussion, and consideration by staff and respective commissions, the

APPROVED: Commissioner Emily Drollette, Commissioner Yon

Motion: Commissioner Emily Drollette, Commissioner Yon:

Resolution shall take effect immediately.

WHEREAS, the resolution is required to write off any and all monies owed; and

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APPROVED: Commissioner Emily Drollette, Commissioner Yon

Motion: Commissioner Emily Drollette, Commissioner Yon:

Resolution shall take effect immediately.

2016

the amount of $000,000 for the period beginning January 1, 2016 and ending January 1, 2017.

charges, court costs, and legal fees owed as per the listings of excessed or surplus monies shown in
WHEREAS, the Durham Bulls wishes to lease from DHA a portion of 473 Morehead Avenue, which is vacant and adjacent to the Durham Bulls Athletic Park (the “Leased Premises”); and

WHEREAS, the proposed lease terms are as follows: (1) Term: 2017 baseball season (April – October, 2017 or 7 months); (2) Rent: $10,000 for the entire term ($1,428.57 per month); (3) Concessions for the benefit of JJ Henderson residents: (A) one (1) catered picnic for one hundred fifty (150) people at one (1) baseball game during the 2017 baseball season; and (B) fifty (50) tickets for entry to six (6) baseball games (for a total of 300 tickets) during the 2017 baseball season; and (4) Other Lease Terms: Customary lease terms and conditions; and

WHEREAS, DHA and the Durham Bulls wish to enter into an agreement to memorialize the terms of the lease.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF DURHAM:

1. The lease of the Leased Premises to Capitol Broadcasting, the Durham Bulls or an affiliate, subsidiary or related entity of Capitol Broadcasting or the Durham Bulls is hereby approved and authorized.

2. The Chairman, Vice Chairman or Chief Executive Officer of DHA or his designee is hereby authorized and directed to execute and deliver any and all other documents, agreements, instruments, and certificates, including a lease agreement, in the name and on behalf of DHA as may be necessary or desirable to effect the purposes of this Resolution.

3. All other acts of the Chief Executive Officer that are in conformity with the purposes and intent of this resolution are hereby ratified, confirmed and approved.

4. This resolution shall take effect immediately on this 22nd day of March, 2017.

Motion: Commissioner Quick; Seconded: Commissioner Nottingham; Approved: Unanimously

Resolution Approving the Amendment of the By-Laws of Development Ventures, Incorporated, Edgemont Elms Housing, Inc., Preiss-Steele Place Housing, Inc. and Learning Assistance, Inc

There was considerable discussion by respective commissioners and staff regarding the wording of officers and ex-officio. The major discussion was as follows:

Legal Counsel, Eric Pristell, stated that the “intent of the resolutions are the CEO, CFO and Chief Development Officer (CDO) of DHA routinely service your instrumentalities such as DVI, Learning Assistance, Inc. The By-Laws do not reflect the fact that these individuals are officers of these instrumentalities. To make the By-Laws consistent with the practice, we have created the ex-officio officers which basically means that by virtue of Mr. Scott being appointed as the CEO of the Durham Housing Authority, he automatically is appointed as the President of the instrumentalities that are listed – DVI, Edgemont Elms, Preiss-Steele Place and Learning Assistance, Inc. The same apply for the CFO and the CDO. Upon these individuals separation from the agency, their officer status will automatically terminate. On an annual basis there will not be a need for the Board to appoint the President, Vice President, and Secretary/Treasurer of all of the instrumentalities.”
Resolution on Affordable Housing (Tabled)

Approved: unanimously

Motion: Commissioner Quick, Seconded: Commissioner Holder:

'now, therefore, be it resolved'

Whereas, the DHA Board of Commissioners has deemed it to be in the best interests of each of the instrumentalities and while the CDO and CFO would serve as President, the CDO is the Vice President and the CFO, as such, if it would be more efficient if the CDO, CFO, and CPO were:

Whereas, the DHA Board of Commissioners has deemed it to be in the best interests of each of the instrumentalities and while the CDO and CFO would serve as President, the CDO is the Vice President and the CFO, as such, if it would be more efficient if the CDO, CFO, and CPO were:

Whereas, the DHA Board of Commissioners has deemed it to be in the best interests of each of the instrumentalities and while the CDO and CFO would serve as President, the CDO is the Vice President and the CFO, as such, if it would be more efficient if the CDO, CFO, and CPO were:

Whereas, the DHA Board of Commissioners has deemed it to be in the best interests of each of the instrumentalities and while the CDO and CFO would serve as President, the CDO is the Vice President and the CFO, as such, if it would be more efficient if the CDO, CFO, and CPO were:

Resolved: Approving the Amendment of the By-Laws of Development Ventures.

Acknowledging the changes, the Chairman introduced the following resolution:

Resolution No. 474

After careful consideration of the proposals of the officers and ex-officio, it was agreed that the resolution to include the language that better
that directly affects housing authorities. Although this is only proposed at this point, it could potentially mean a 14% cut for housing authorities broken down in the following way: 70% cut in the capital fund, 14% cut in operating funding and a 2% cut in the HAP funding. The dollar impact is about $1.5 million in capital funds and approximately $1.1 million plus in operating funds. The voucher program would lose 52 vouchers Staff was made aware of these cuts at the agency meeting. We are looking at contingency plans around how DHA deal and survive with these proposed cuts.

Mr. Scott plans to meet with Congressman Price to underscore the impact from a DHA perspective. Also, Mr. Scott has spoken to some of DHA’s advocate friends and advised them that the Durham community will need to make the case as to why this will be harmful. The proposed cuts will also impact the City’s HOME and CDBG funds. Staff encourages the board to reach out to our respective congressional members.

Mr. Scott was asked to consider a press release for the local media. It is important that DHA’s residents understand the pressure that the agency will be experiencing. Also, elected officials need to understand that DHA is going to suffer significant losses.

Mr. Scott added that the residents also need to be an advocate for how the cuts will impact them. The impact of cutting DHA’s capital fund would severely hamper our ability to complete RAD. Even without RAD, the loss of funding will severely hamper our ability to properly maintain our buildings.

Mr. Scott responded to Commissioner Glenn’s inquiry regarding notifying the press. Mr. Scott plans to meet with the industry leaders on March 23 and March 24. He wants to ensure DHA is coordinated in their response to this so it is a common message across all housing authorities. Also, Commissioner Glenn made an inquiry regarding the impact of our low income housing tax credit. Mr. Scott said that our low income housing tax credit is a significant component for DHA to be able to do RAD and some of this redevelopment. We were expecting a five cent increase to Morreene Road and Damar Court which equated to about $300-$500,000 additional dollars. This was based on what the market was prior to the election. Since the election not only was increase withdrawn due to a change in the market, but the prices have actually dropped to the extent that DHA has had to put in an additional $1M each for both Morreene and Damar. This has taken away from DHA’s ability to do additional work in future deals.

Commissioner Hudgins recommended a motion to go into a recess at 7:06 p.m. to discuss DHA entities – Development Ventures, Inc.; Edgemont Elms Housing, Inc.; Preiss-Steele Place Housing, Inc., and Learning Assistance Housing, Inc.

Motion: Commissioner Quick; Seconded: Commissioner 
Approved: Unanimously

Commissioner Hudgins recommended a motion to come out of recess at 7:23 p.m.

Motion: Commissioner Glenn; Seconded: Commissioner Niemann; 
Approved: Unanimously

AGENDA ITEM X
Closed Session

Commissioner Hudgins recommended a motion to go into closed session at 7:23 p.m. to discuss DHA business (The Goley Pointe close-out, Stokes v. DHA lawsuit and the acquisition of real property).

Motion: Commissioner Neimann; Seconded: Commissioner Lofton; 
Approved: Unanimously
The meeting was adjourned at 7:45pm.

Motion to adjourn: Commissioner Northup; Seconded: Commissioner Green.

Approved: Resolution #14.1480. Previous actions taken by the CFO within the spirit of this resolution are hereby ratified.

Motion: Commissioner Quick; Seconded: Commissioner Green.

Commissioner Hughes recommended a motion to come out of closed session at 7:44pm.
AGENDA ITEM I
Call to Order

The meeting was called to order by the Vice Chair, George K. Quick.

Present:
George K. Quick, Vice Chair
Robert "Bo" Glenn
Thomas M. Niemann
Gloria M. Nottingham
Steve Schewel, City Council Liaison

Conferenced In:
Larry D. Yon, II

Absent:
Daniel C. Hudgins, Chair
Barbara F. Lofton

Staff Present:
Anthony Scott, CEO
Elvert Dorsey
Charles Lyon
Sabrina Sinegal
Meredith J. Daye
Lorraine Erhumwunsec
Denita Johnson
Pamela Davis
Gay Crabtree
Doris Jackson

Also Present:
Eric Pristell, Attorney, The Banks Law Firm, P.A.

A quorum was present and the Regular Meeting was called into session at 5:35 p.m.

AGENDA ITEM II – PUBLIC HEARING(S)
• General Comments from the Public
  There were none.

AGENDA ITEM III – CHANGES TO THE AGENDA
• There were none.

AGENDA ITEM IV – BOARD ACTION

Approval of Minutes Board of Commissioners Annual and Regular Meetings held on March 22, 2017.

Motion: Commissioner Nottingham; Seconded: Commissioner Glenn;
Approved: Unanimously
Hope that reading this topic, if you are used to the CEO, will be easier. In this section, we discuss the position of Data Center Director of the group. In the discussion, we focus on how the organization evolves with the changing business environment and the role of the Data Center Director in this context.

**Comprehensive Discussion**

The Data Center Director is the key position in the organization. He is responsible for managing the Data Center and ensuring its smooth operation. The Data Center Director is a strategic leader who oversees the entire IT infrastructure, ensuring that it meets the needs of the organization.

**Discussion**

The Data Center Director is responsible for the efficient operation of the Data Center. He is responsible for ensuring that the Data Center is always available and meets the needs of the organization.

- The Data Center Director is responsible for the overall management of the Data Center.
- He is responsible for ensuring that the Data Center is always available and meets the needs of the organization.
- He is responsible for ensuring that the Data Center is compliant with all regulations.
- He is responsible for ensuring that the Data Center is secure.
- He is responsible for ensuring that the Data Center is energy-efficient.

The Data Center Director is a critical role in modern organizations. He is responsible for ensuring that the Data Center is always available and meets the needs of the organization.

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- He is responsible for ensuring that the Data Center is secure.
- He is responsible for ensuring that the Data Center is energy-efficient.
Dr. Carson plans to look into it but housing authorities have no sense of what this means.

- **Operations Committee** – Chaired by Commissioner Glenn
  - The committee met on April 20th and their primary focus was to establish ground rules going forward in the areas of Public Housing, Housing Choice Voucher, and Safety and Security. The next meeting will be held on May 25th. The committee will be reviewing reports and determining how to report back to the board. The committee did have some reviews with the documents in the board package. The committee reviewed the numbers in public housing where there have been concern over the last couple months. They will focus on trying to improve those numbers. Housing Choice Voucher seems to be going in the right direction. The auditors feel that DHA is headed in the right direction with the HCV Program.

**AGENDA ITEM VII – GENERAL BUSINESS ACTION ITEMS (COMMITTEE REPORTS)**

*Vice Chair stated that this is for the purpose of receiving and approving reports from two standing committees – Development and Finance.*

**Development Committee Report**
- The minutes from the March 9th meeting were submitted for approval and the “draft” April 13th minutes were submitted for review until the April meeting.

A motion was made to approve the March minutes.

**Motion:** Commissioner Glenn; **Seconded:** Commissioner Nottingham; **Approved:** Unanimously

**Finance Committee Report** – Chaired by Commissioner George Quick
- The Committee met on March 15, 2017. One of the items in the report involved the status of the M&F Bank loan. Since then he learned that HUD had approved DHA’s request and that necessary documents had been approved. The process had been moved back into M&F’s hands.
- Meredith Daye, Director of Development, provided the latest on the M&F Bank loan. Ms. Daye had communicated with M&F Bank and provided the signed commitment letter. A call was scheduled the following week to review the details and to finalize it. An update would be provided to the committee within the next 2 weeks or by the next development committee meeting. The next week’s call would set up the next step and the timeline around the closing.

- The minutes from the March 15th meeting were submitted for approval.

A motion was made to approve the March minutes.

**Motion:** Commissioner Niemann; **Seconded:** Commissioner Glenn; **Approved:** Unanimously

**AGENDA ITEM VIII – RESOLUTIONS FOR APPROVAL**

*The Vice Chair, George Quick, introduced the following resolutions:*
RESOLUTION NO. 474

Approved: Commissioner Kimber
Motion: Commissioner Kimber
Seconded: Commissioner Go Creek

This resolution shall take effect immediately.

WHEREAS, the property management shall notify each former resident of the
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Carolina Housing Finance Agency ("NCHFA") for the project known as Club Boulevard Apartments, that will consist of one-hundred and six (106) low-Income housing tax credit ("LIHTC") units and a non-dwelling building on +/-21.7 acres of land, located in Durham, Durham County, North Carolina (the "Project"); and

WHEREAS, DVI will serve as the developer for the Project; and

WHEREAS, DHA is the current owner of the land (the "Land") and improvements (the "Improvements") which comprise the Project; and

WHEREAS, DHA will convey the Land and Improvements by deed and/or lease to an owner-entity to be managed by a wholly-owned subsidiary of DVI; and

WHEREAS, all one hundred and six (106) dwelling units in the Project will be converted from public housing units to Project-Based Voucher units ("PBV Units") under the HUD Rental Assistance Demonstration ("RAD") program; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Durham, as follows:

1. DHA and DVI are authorized to execute and deliver all documents and instruments in conjunction with the submission of the 2017 Full 9% low-income tax credit application to NCHFA in connection with the Project.

2. DHA and DVI are hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of the foregoing resolutions.

3. The Chief Executive Officer and Director of Development of DHA and the President and Vice-President of DVI are hereby authorized to execute and deliver all documents or instruments as may reasonably be required to facilitate submission of the 2017 Full 9% low-income tax credit application to NCHFA in connection with the Project.

4. All actions taken to effectuate the foregoing resolutions by DHA, the Chief Executive Officer and Director of Development of DHA and the President and Vice-President of DVI are hereby ratified and confirmed.

This Resolution shall take effect immediately.

Motion: Commissioner Niemann; Seconded: Commissioner Nottingham; Approved: Unanimously

RESOLUTION NO. 3478

RESOLUTION AUTHORIZING CONSENT TO ENTER INTO A LOAN TRANSACTION FOR THE DAMAR COURT REHABILITATION PROJECT

WHEREAS, the Housing Authority of the City of Durham (the "Authority") is partnering with Damar Court, LLC (the "Borrower"), a North Carolina limited liability company (whose managing member is DVI-DC, LLC, a North Carolina limited liability company, whose managing member is Development Ventures Incorporated (DVI), in order to finance a portion of the cost of the acquisition, rehabilitation and equipping of a mixed income multifamily residential rental project known as Damar Court, consisting of approximately 102 units and located at 1125 Moreeene Road in the City of Durham, Durham County, North Carolina (the "Project"); and
RESOLUTION NO. 2017-7

APPROVED: L. Mauvais

WHEREAS, DVI will serve as the developer for the Project; and

WHEREAS, the House Authority of the City of Durham (the "Authority") is

TRANSACTION FOR THE MORENE ROAD REHABILITATION PROJECT

RESOLUTION AUTHORIZING CONSENT TO ENTER INTO A LOAN

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the

1. DVI and DHA are authorized to execute and deliver all documents and

2. DHA and DVI are hereby authorized to issue and call all actions, orders

3. The Chief Executive Officer and Director of Development of DHA and

4. All actions taken in furtherance of the foregoing resolution by DHA, the

5. This Resolution shall take effect immediately.

WHEREAS, the Authority proposes to authorize, and, where applicable, execute

and deliver the documents of installment and promises to pay, and to

WHEREAS, the mortgagee loan requires a Board Resolution authorizing

WHEREAS, the mortgagee lender, in the principal amount of not to exceed $7,000,000 (the "Loan") and

WHEREAS, a portion of the cost of the Project will be financed with the proceeds

WHEREAS, DVI will serve as the developer for the Project; and

WHEREAS, pursuant to Article 9 of the federal "Federal Mortgage Loan Program (the "Mortgagee Lender")

WHEREAS, DVI will serve as the developer for the Project; and
WHEREAS, a portion of the cost of the Project will be financed with the proceeds of a mortgage loan from Hunt Mortgage Group, (the “Mortgage Lender”); and

WHEREAS, the Borrower proposes to apply for a mortgage loan from the Mortgage Lender in the principal amount of not to exceed $7,000,000 (the “loan”); and

WHEREAS, the Mortgage Lender requires a Board Resolution authorizing consent to enter into this transaction; and

WHEREAS, the Authority proposes to authorize and, where applicable, execute the documents to carry out the transaction; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Durham, as follows:

1. DHA and DVI are authorized to execute and deliver all documents and instruments to apply for a mortgage loan from Hunt Mortgage Group in connection with the Project.

2. DHA and DVI are hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of the foregoing resolution.

3. The Chief Executive Officer and Director of Development of DHA and the President and Vice-President of DVI are hereby authorized to execute and deliver all documents or instruments as may reasonably be required to submit a mortgage loan in connection with the Project.

4. All actions taken to effectuate the foregoing resolutions by DHA, the Chief Executive Officer and Director of Development of DHA and the President and Vice-President of DVI are hereby ratified and confirmed.

5. This Resolution shall take effect immediately.

Motion: Commissioner Niemann; Seconded: Commissioner Nottingham; Approved: Unanimously

- MISCELLANEOUS – Commissioner Niemann had one question regarding the OIG Audit Report in the Finance section on page 34. He if the 100 year repayment was included in the report. Anthony Scott responded that these are open OIG audits issues that DHA is working to close out. Some are not closed; however, they have been resolved in terms of the repayment plan. There are a number of items from the last two OIG Audits that DHA is still working with HUD to clear them out.

AGENDA ITEM IX – INFORMATION ITEMS
- There were none.

AGENDA ITEM X – CLOSED SESSION
- There was none
Approved unanimously
Motion to adjourn: Commissioner White; Seconded: Commissioner Northup
The meeting was adjourned at 6:13 p.m.

AGENDA ITEM XI - ADJOURNMENT